



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



- ZONE A: ENHANCED DESERT PLANTING**

Located at the project entry and along the internal roads, this zone will be irrigated and planted with nursery grown plant material. Plant selections will be designed to complement the naturally occurring vegetation, but may be planted more densely. Salvaged plant material from onsite may be used in this area.
- ZONE B: REVEGETATED NATIVE PLANTING (Revegetated NAOS)**

These areas will be revegetated to restore the disturbed areas caused by construction. The plant selection and density will meet or exceed the existing plant density on the site and be consistent with the natural vegetation zone. Salvaged plant material from onsite may be used in this area. All landscape planting in the zone shall meet all standards as required in DS&PM, and as set forth in ESLO.

- ZONE C: ENHANCED DESERT PLANTING**

This zone represents the undisturbed areas of the community which will remain in its current natural state.

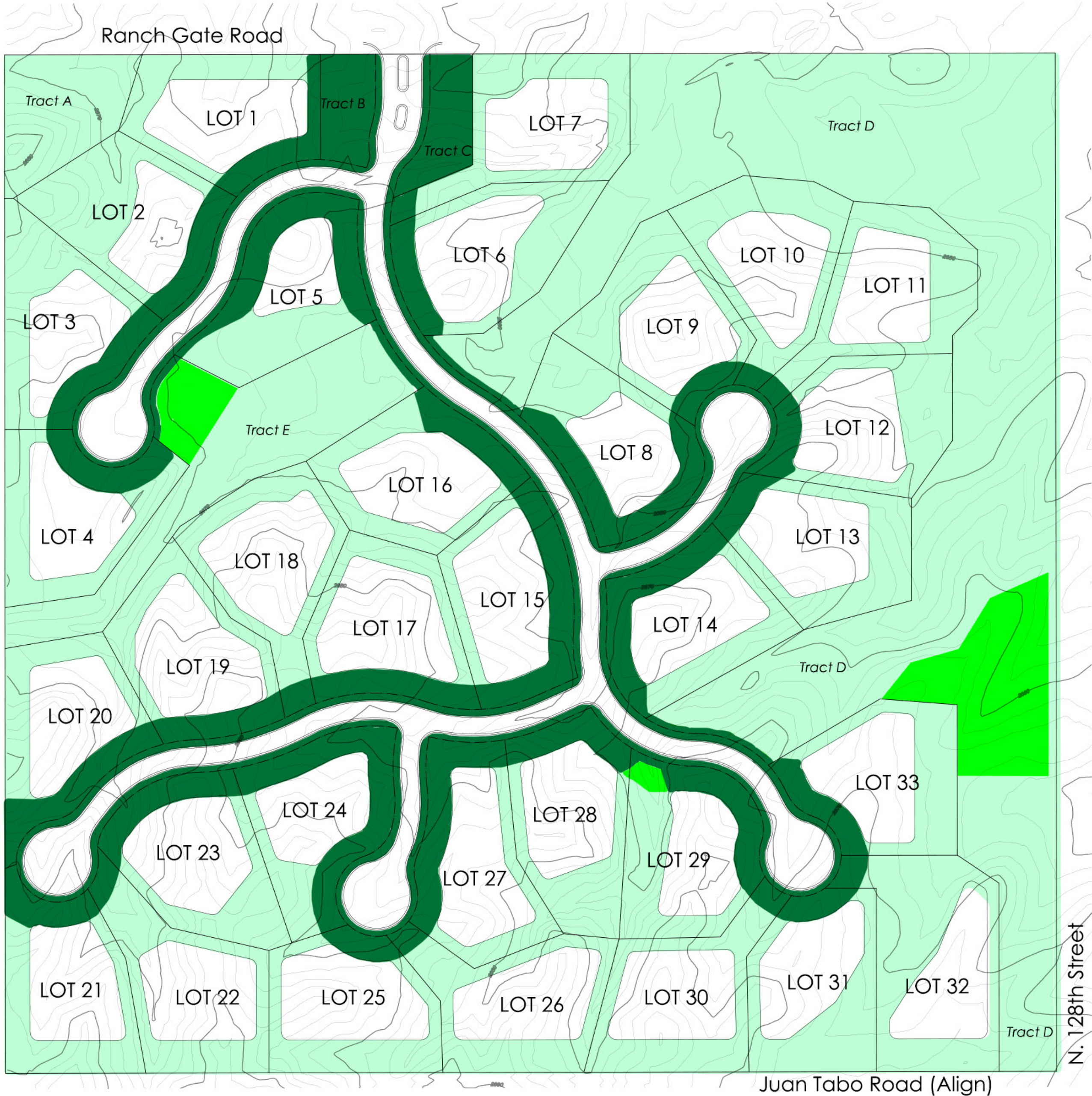
LANDSCAPE NOTES:

1. ALL PLANT MATERIAL WILL COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.

2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.

3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.

4. PLANTS THAT ARE PROPOSED TO BE INSTALLED IN A DETENTION BASIN OR DRAINAGE CHANNEL SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.403 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.



Note: Detailed landscape plans with detailed plantings, sizes, quantities, monumentation, entry details, revegetation techniques, etc. to be submitted, reviewed & approved separately through the development review process.

PLANT LIST

TREES	MIN. SIZE
ACACIA GREGGII	15 GAL.
CELTIS RETICULATA	15 GAL.
CERCIDIUM FLORIDUM	15 GAL.
CERCIDIUM MICROPHYLLA	15 GAL.
CHILOPSIS LINEARIS	15 GAL.
OLNEYA TESOTA	15 GAL.
PROSPIS VELUTINA	15 GAL.
CATCLAW ACACIA	15 GAL.
DESERT HACKBERRY	15 GAL.
BLUE PALO VERDE	15 GAL.
FOOTHILLS PALO VERDE	15 GAL.
DESERT WILLOW	15 GAL.
IRONWOOD	15 GAL.
MESQUITE	15 GAL.

SHRUBS AND ACCENTS	MIN. SIZE
AGAVE SPP.	5 GAL.
AMBROSIA AMBROSIOIDES	5 GAL.
AMBROSIA DELTOIDEA	5 GAL.
CALLIANDRA ERIOPHYLLA	1 GAL.
CARNEGIEA GIGANTEA	SPEAR
CYLINDROPUNTIA FULGIDA	5 GAL.
DASYLIRION WHEELERI	5 GAL.
ERICAMERIA LARICIFOLIA	5 GAL.
FEROCACTUS WIZLIZENI	5 GAL.
FOUQUIERIA SPLENDENS	5 GAL.
HOLACANTHA EMORYI	5 GAL.
HYPTIS EMORYU	5 GAL.
JUSTICIA CALIFORNICA	5 GAL.
LARREA TRIDENTATA	5 GAL.
QUERCUS TURBINELLA	5 GAL.
OPUNTIA ENGELMANNII	5 GAL.
SIMMONDSIA CHINENSIS	5 GAL.
VIGUIERA DELTOIDEA	5 GAL.
YUCCA ELATA	5 GAL.
YUCCA BACCATA	5 GAL.
AGAVE SPECIES	5 GAL.
GIANT BURSGAGE	5 GAL.
BURSAGE	5 GAL.
FAIRY DUSTER	1 GAL.
SAGUARO	SPEAR
CHOLLA	5 GAL.
DESERT SPOON	5 GAL.
URPENTINE BUSH	5 GAL.
BARREL CACTUS	5 GAL.
OCOTILLO	5 GAL.
CRUCIFIXION THORN	5 GAL.
DESERT LAVENDER	5 GAL.
CHUPAROSA	5 GAL.
CREOSOTE	5 GAL.
SCRUB OAK	5 GAL.
PRICKLY PEAR	5 GAL.
JOJOBA	5 GAL.
GOLDENEYE	5 GAL.
SOAPTREE YUCCA	5 GAL.
BANANA YUCCA	5 GAL.

GROUNDCOVERS	MIN. SIZE
BAILEYA MULTIRADIATA	1 GAL.
DYSSODIA PANTACHETA	1 GAL.
MELAMPODIUM LEUCANTHUM	1 GAL.
PENSTEMON SPP.	1 GAL.
PSILOSTROPHE COOPERI	1 GAL.
SPHAERALCEA AMBIGUA	1 GAL.
VERBENA SPP	1 GAL.
DESERT MARIGOLD	1 GAL.
DOGWEED	1 GAL.
BLACKFOOT DAISY	1 GAL.
PENSTEMON	1 GAL.
PAPERFLOWER	1 GAL.
DESERT GLOBEMALLOW	1 GAL.
VERBENA	1 GAL.

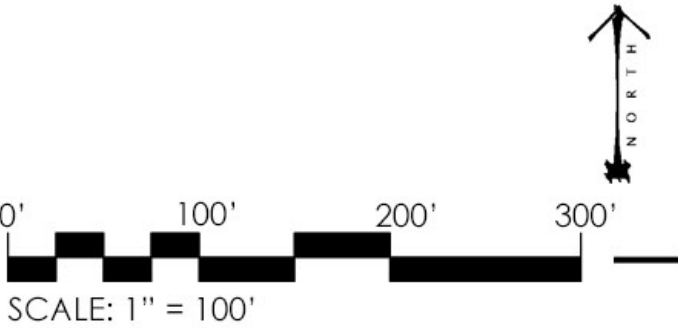
INERT MATERIAL	
SURFACE SELECT BOULDERS	TO MATCH ON-SITE ROCK COLOR
RAKED NATIVE SOIL	IN ALL PLANTING AREAS

REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

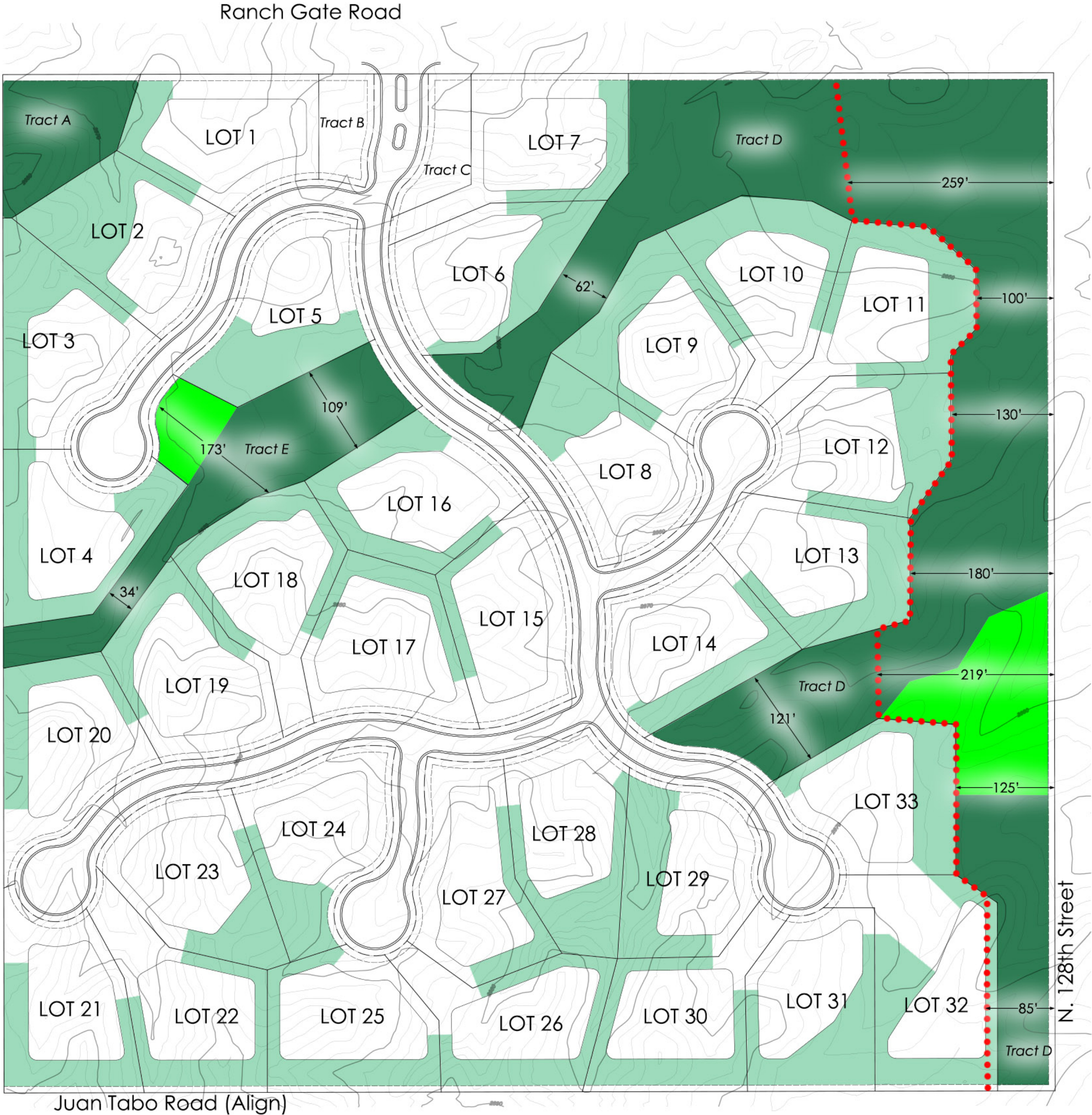
HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE	3.0
ATRIPLEX CANESCENS	FOUR-WING SALTBUUSH	3.0
ENCELIA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

CONCEPTUAL LANDSCAPE PLAN

MCDOWELL MOUNTAIN MANOR







..... Scenic Corridor Easement

- IN-TRACT NAOS (Undisturbed)**  
This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.
- ON-LOT NAOS**  
This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.

**IN-TRACT NAOS (Revegetated)**  
This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

Total NAOS Provided: 15.43 Acres (38.6% of site)

Total NAOS Required\*: 14.87 Acres (37.2% of site)

Total Project Area: +/- 40.01 Acres (Gross)

\*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

NAOS & Lot Data Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)	Undisturbed (SF)	Potential On Lot NAOS			Total Potential NAOS (SF)	Total Potential NAOS (AC)
				Undisturbed (AC)	Revegetated (SF)	Revegetated (AC)		
1	32,263	16,584	4,610	0.11			4,610	0.11
2	32,559	10,880	15,709	0.36			15,709	0.36
3	32,638	12,834	13,633	0.31			13,633	0.31
4	32,291	13,882	14,643	0.34			14,643	0.34
5	32,284	8,836	13,407	0.31			13,407	0.31
6	32,516	15,902	10,670	0.24			10,670	0.24
7	32,835	15,246	5,910	0.14			5,910	0.14
8	32,288	12,588	9,013	0.21			9,013	0.21
9	32,578	15,328	13,283	0.30			13,283	0.30
10	32,529	15,595	13,085	0.30			13,085	0.30
11	32,254	14,396	13,879	0.32			13,879	0.32
12	32,334	15,234	11,992	0.28			11,992	0.28
13	32,432	15,520	13,214	0.30			13,214	0.30
14	32,544	15,060	8,711	0.20			8,711	0.20
15	32,538	17,788	3,270	0.08			3,270	0.08
16	32,352	16,305	11,765	0.27			11,765	0.27
17	32,341	18,380	6,167	0.14			6,167	0.14
18	32,350	17,620	10,149	0.23			10,149	0.23
19	32,262	18,428	7,341	0.17			7,341	0.17
20	32,358	14,318	8,905	0.20			8,905	0.20
21	32,350	14,541	10,092	0.23			10,092	0.23
22	32,346	14,985	9,195	0.21			9,195	0.21
23	32,539	16,160	8,040	0.18			8,040	0.18
24	32,311	13,082	7,097	0.16			7,097	0.16
25	32,321	17,101	10,155	0.23			10,155	0.23
26	32,394	15,394	10,538	0.24			10,538	0.24
27	32,368	16,265	5,532	0.13			5,532	0.13
28	32,355	15,525	11,455	0.26			11,455	0.26
29	32,366	12,283	12,798	0.29			12,798	0.29
30	32,269	15,502	10,979	0.25			10,979	0.25
31	32,323	14,426	12,446	0.29			12,446	0.29
32	40,440	13,886	15,187	0.35			15,187	0.35
33	32,837	15,101	12,583	0.29			12,583	0.29
sub-total:			345,453	7.93	0	0.00	345,453	7.93

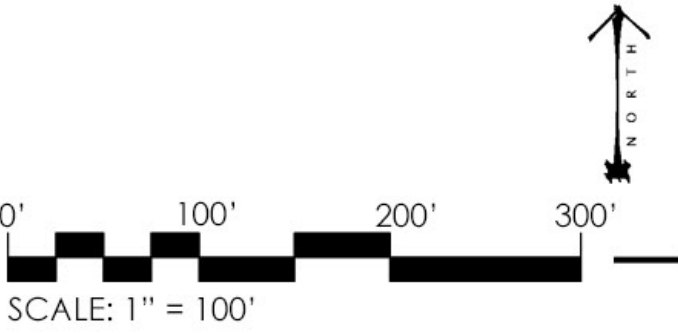
In-Tract	Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Undisturbed (AC)		
Tract A	19,025	0.44			19,025	0.44
Tract B	0	0.00			0	0.00
Tract C	0	0.00			0	0.00
Tract D	230,924	5.30	28399	0.65	259,323	5.95
Tract E	40,781	0.94	7688	0.18	48,469	1.11

Total NAOS Provided:	636,183	14.60	36,087	0.83	672,270	15.43
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Undisturbed NAOS:	14.60 Ac./636,183 sf	(% of total): 94.6%
Revegetated NAOS:	0.83 Ac./36,087 sf	(% of total): 5.3%
Total NAOS Provided: 15.43 Ac.		

NATURAL AREA OPEN SPACE PLAN

MCDOWELL MOUNTAIN MANOR





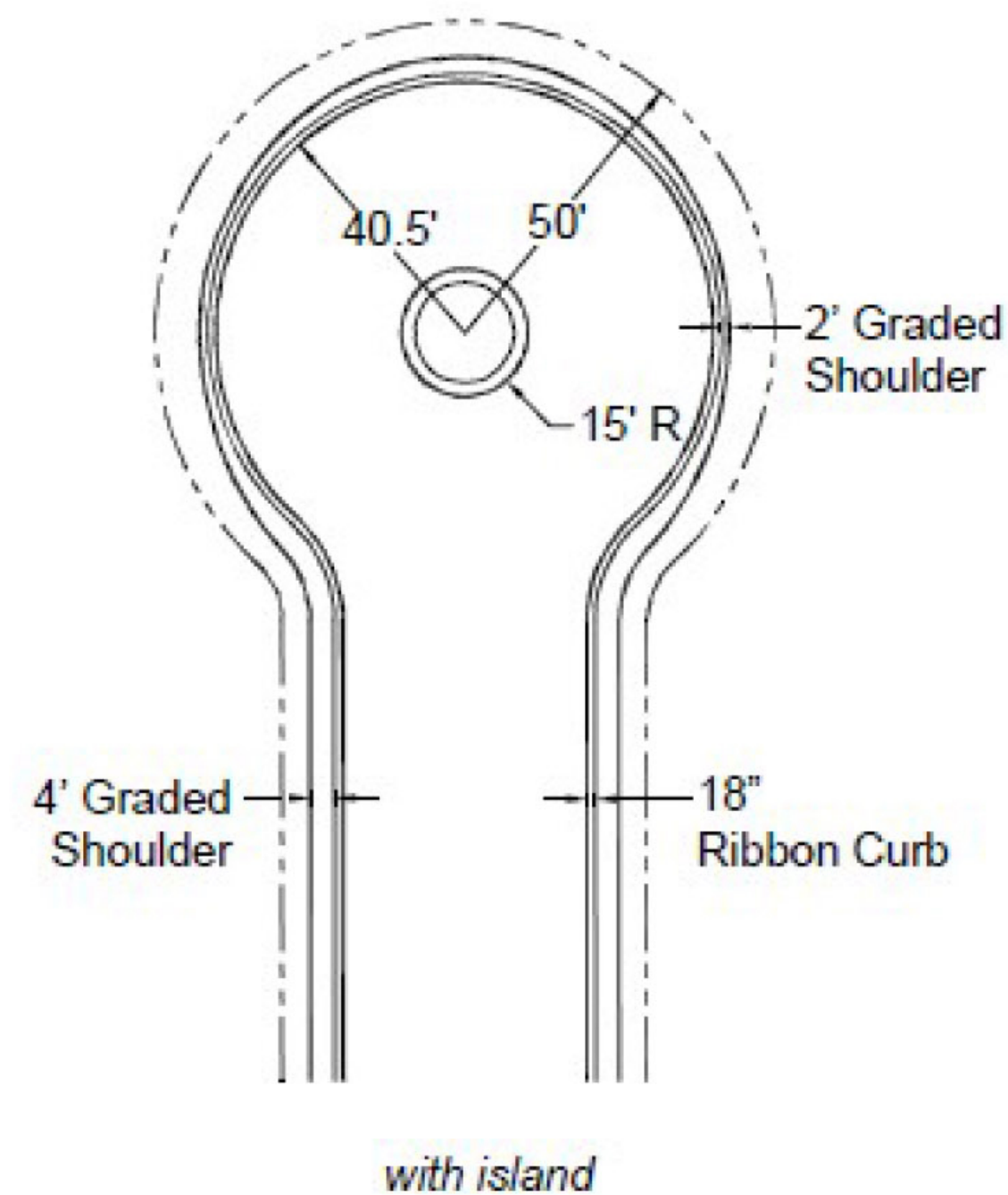


Figure 5-3.44 Cul-De-Sac Standards

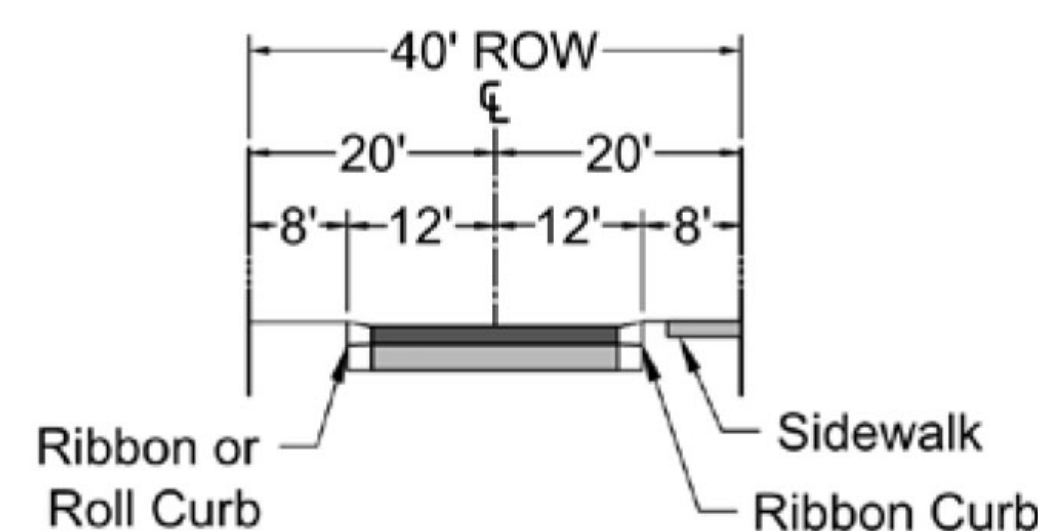


Figure 5-3.19 Local Residential - Rural/ESL Character

\*\*All roads and gated entrances shall meet all standards as presented in the City's Design Standards and Policies Manual.

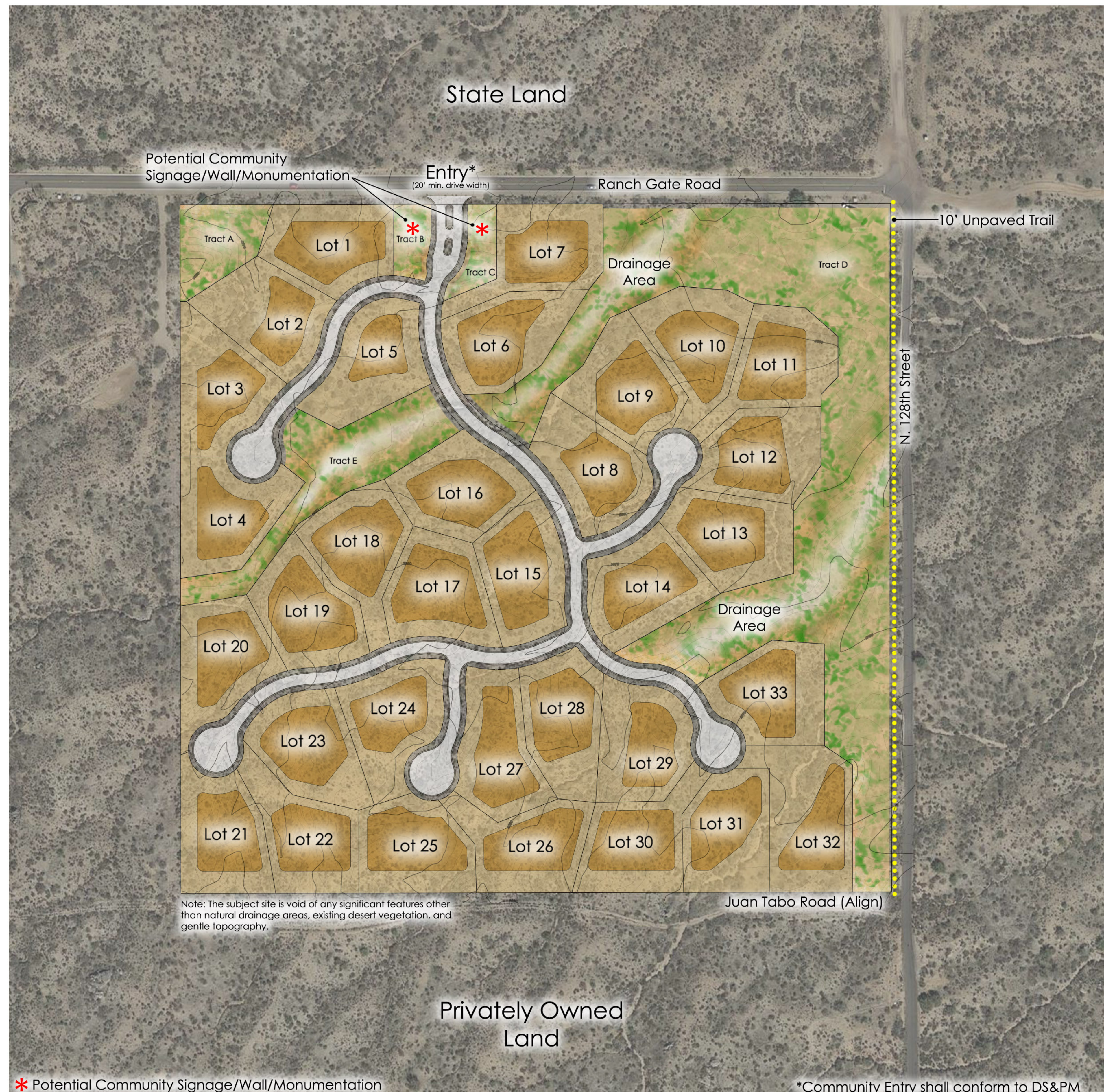
## SUMMARY

Total number of lots: 33

DENSITY:  
0.82 DU/AC

TOTAL PROJECT AREA:  
+/- 40.013 Ac.

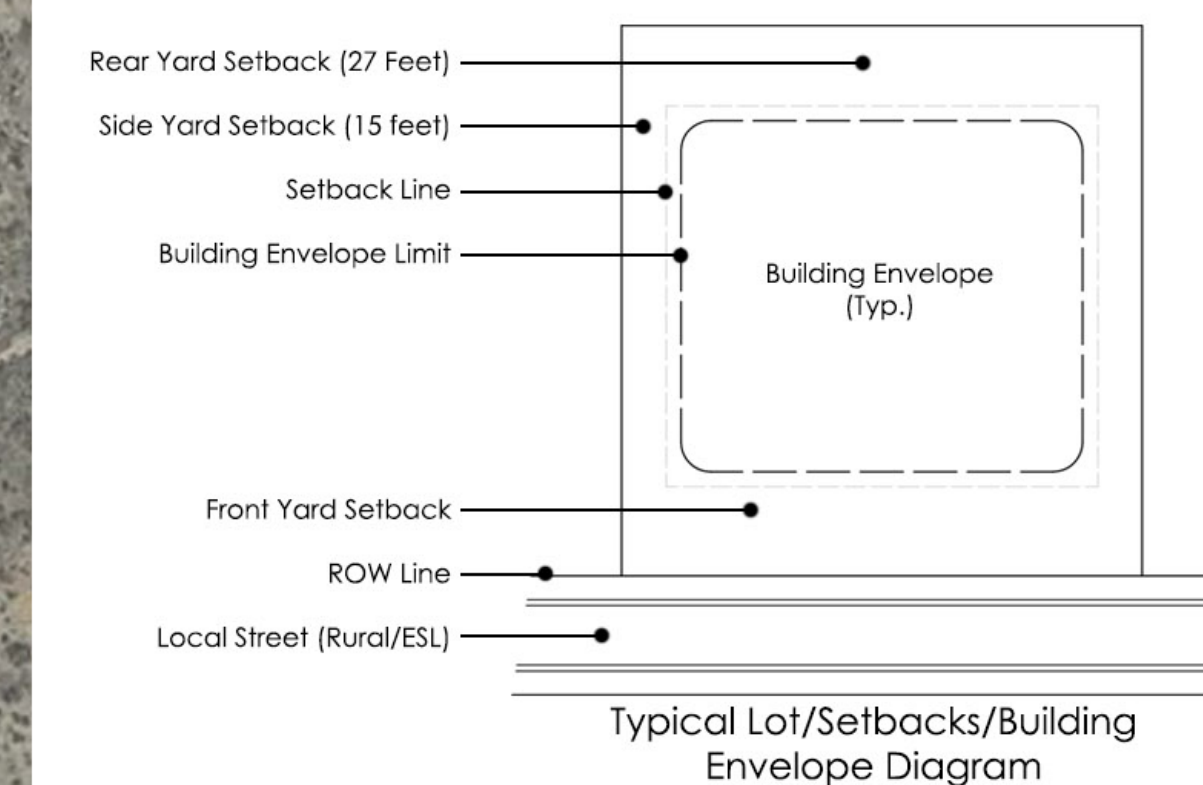
\*\*\*All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.



## Lot Data Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)
1	32,263	16,584
2	32,559	10,880
3	32,638	12,834
4	32,291	13,882
5	32,284	8,836
6	32,516	15,902
7	32,835	15,246
8	32,288	12,588
9	32,578	15,328
10	32,529	15,595
11	32,254	14,396
12	32,334	15,234
13	32,432	15,520
14	32,544	15,060
15	32,538	17,788
16	32,352	16,305
17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
21	32,350	14,541
22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

\*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.



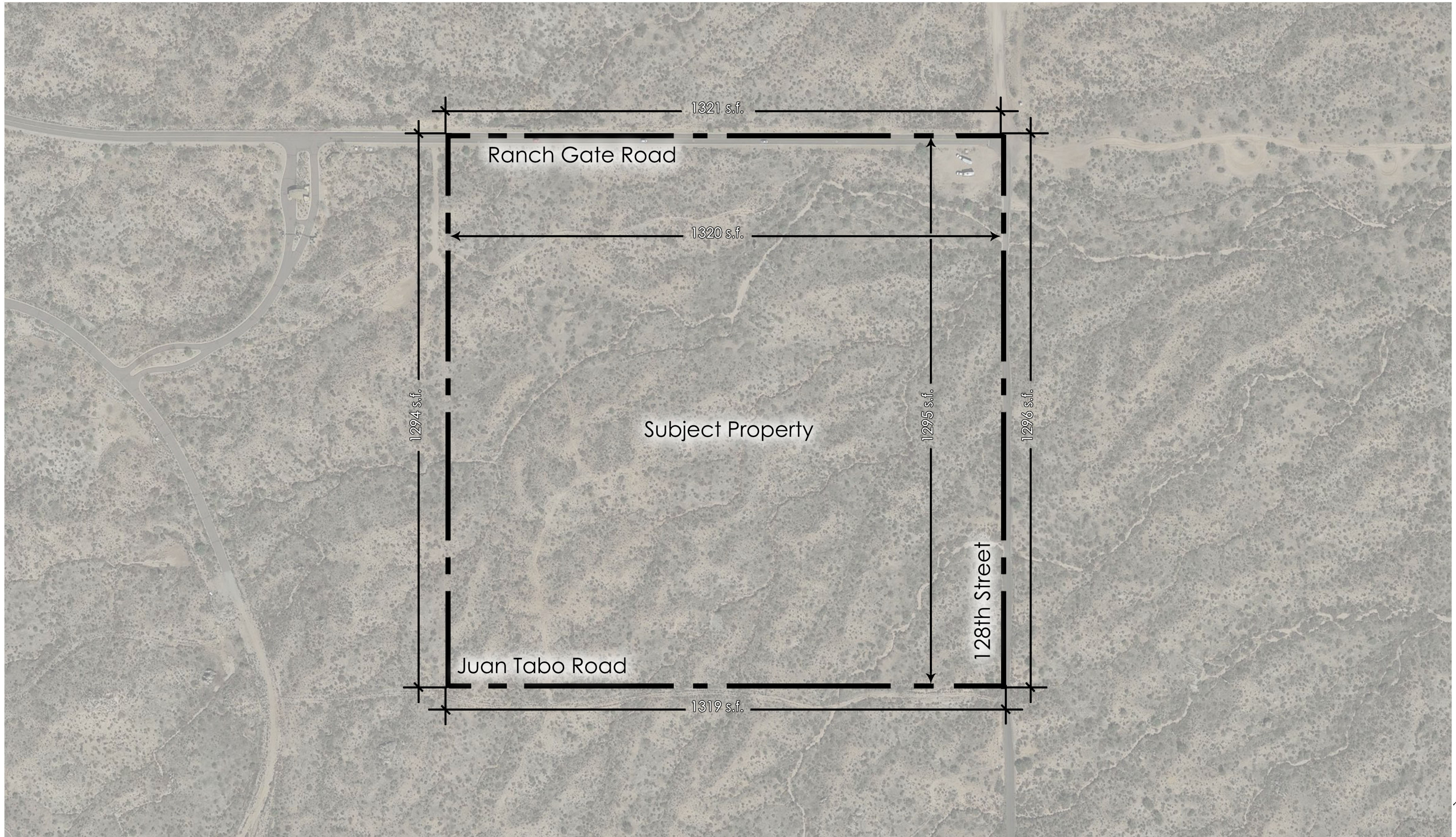
0' 100' 200' 300'

SCALE: 1" = 100'

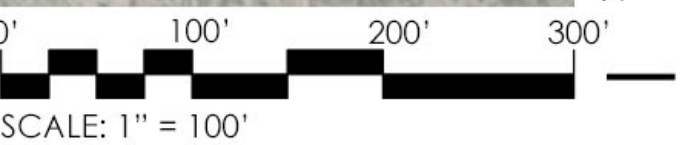
## SITE PLAN

# MCDOWELL MOUNTAIN MANOR



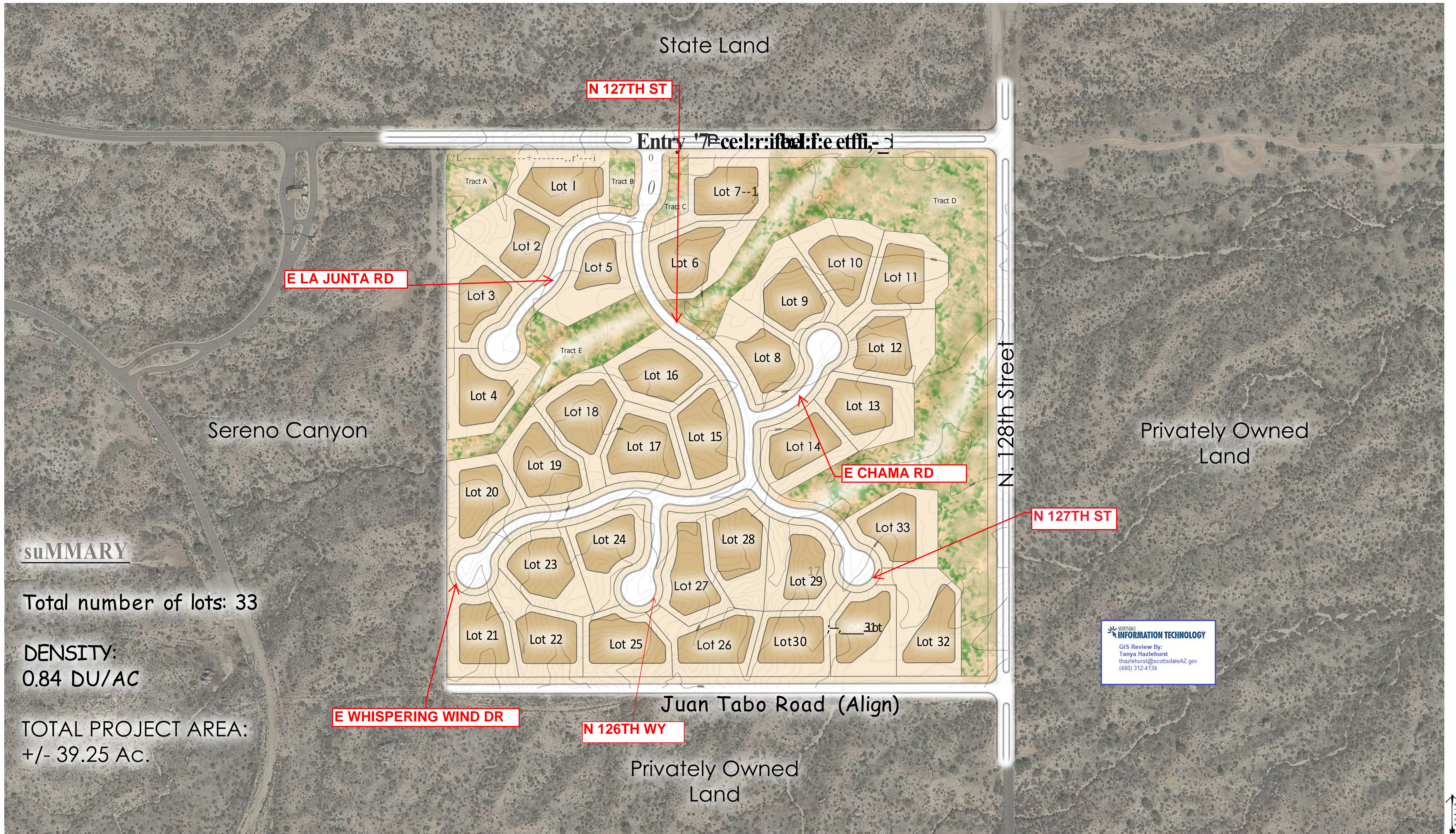


DIMENSION PLAN



# MCDOWELL MOUNTAIN MANOR





**suMMARY**

Total number of lots: 33

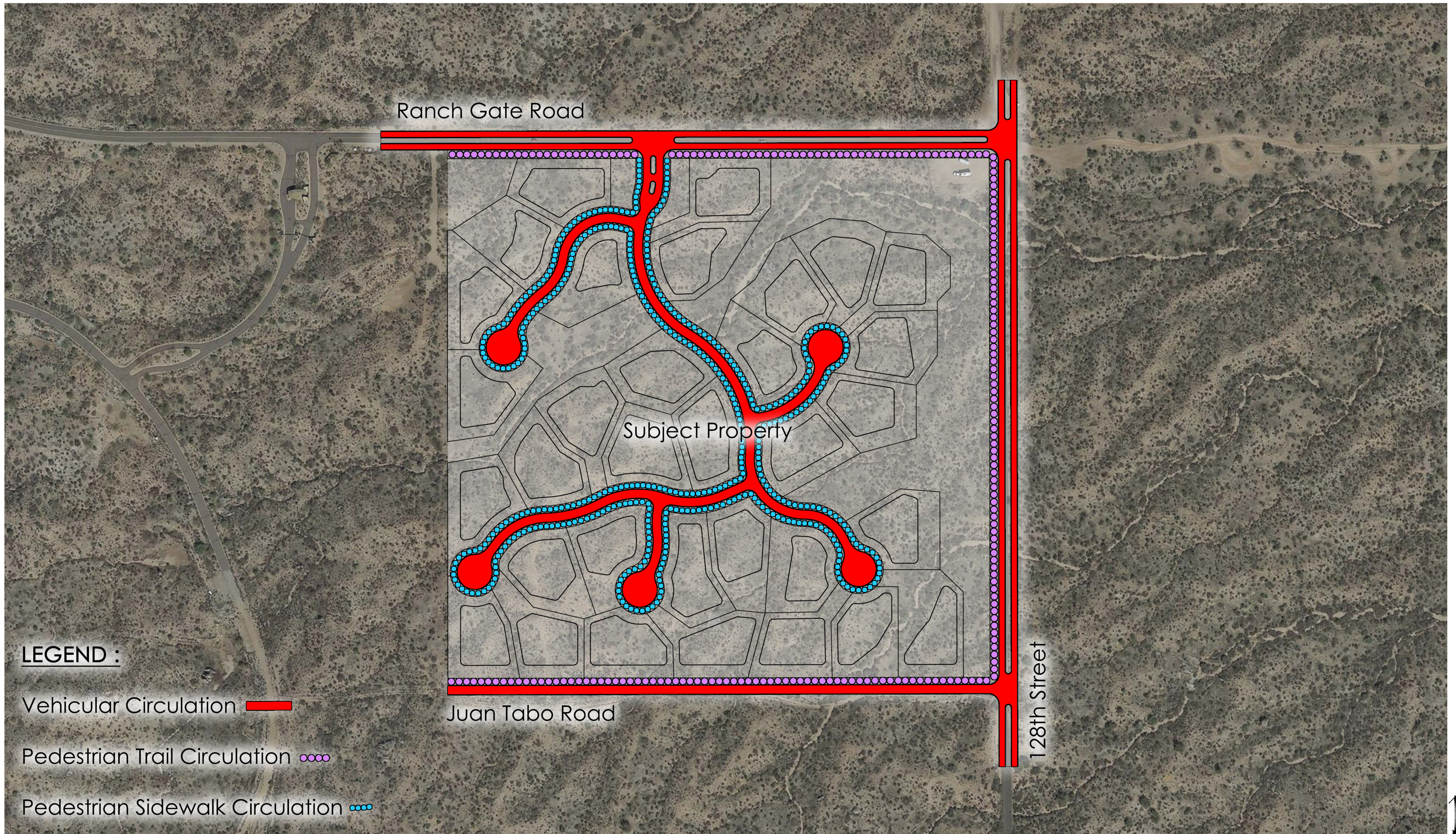
DENSITY:  
0.84 DU/AC

TOTAL PROJECT AREA:  
+/- 39.25 Ac.

S I T E   p L A N

# MCDOWELL MOUNTAIN MANOR





CIRCULATION PLAN

# MCDOWELL MOUNTAIN MANOR





**SUMMARY**

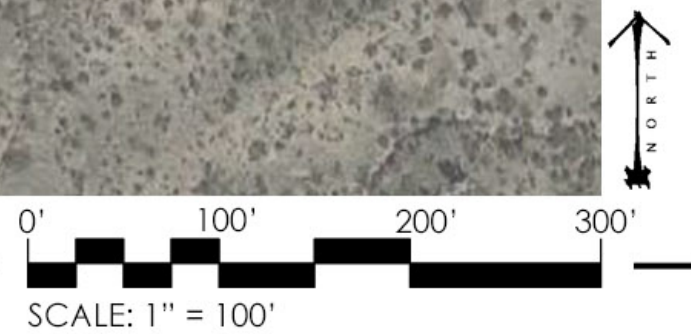
Total number of lots: 33

DENSITY:  
0.84 DU/AC

TOTAL PROJECT AREA:  
+/- 39.25 Ac.

**SITE PLAN**

**MCDOWELL MOUNTAIN MANOR**





## DESCRIPTION

PARCEL 16, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN BOOK 191 OF MAPS, AT PAGE 26 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF Maricopa County, Arizona;

EXCEPT THE NORTH 25 FEET THEREOF; AND

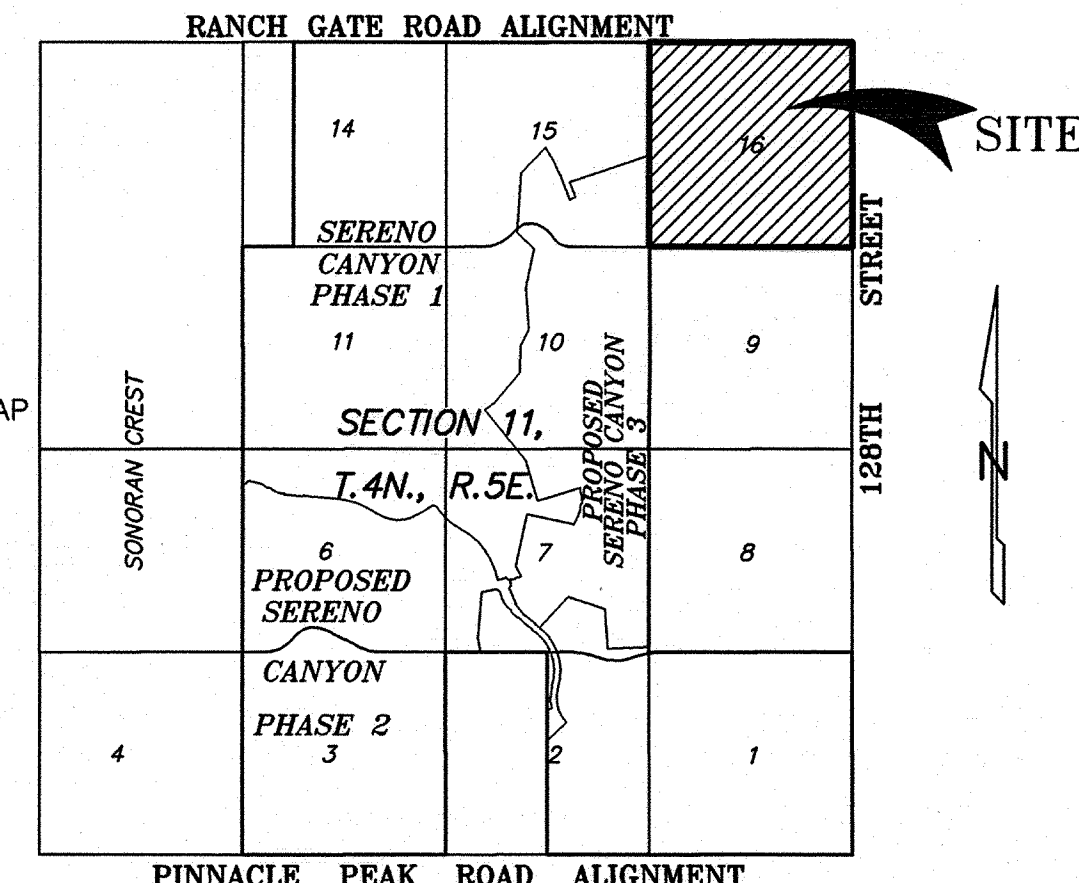
EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN PATENT RECORDED IN DOCKET 304, PAGE 447.

## SCHEDULE "B" ITEMS

1. Easements and rights incident thereto as set forth on the plat recorded in Book 191 of Maps, page 26
2. Conditions, covenants and restrictions (but omitting, if any, such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) contained in instrument recorded in Docket 12325, page 538
3. Easement and rights incident thereto for pedestrian and vehicular ingress and egress as set forth in instrument recorded June 1, 2007 in Recording No. 20070639964

## LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM
•	SURVEY MONUMENT FOUND AS NOTED
•	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
M.C.R.	MARICOPA COUNTY RECORDS
G.L.O.	GENERAL LAND OFFICE
ID	IDENTIFICATION
R.O.W.	RIGHT-OF-WAY
B.W.F.	BARBED WIRE FENCE
(R)	RECORD DATA
(M)	MEASURED DATA
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
DOC.	DOCUMENT

VICINITY MAP  
N.T.S.

## NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 2719705, DATED NOVEMBER 21, 2007.
- 2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE CITY OF SCOTTSDALE WEBSITE "WWW.SCOTTSDALEAZ.GOV", ON APRIL, 2004.
- PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 99  
GPS POINT: 7102  
PID: NOT PUBLISHED  
LATITUDE: 33° 42' 45.27601" N  
LONGITUDE: 111° 49' 19.76152" W  
ELLIPSOID HEIGHT: NOT PUBLISHED  
DESCRIPTION: G.L.O. BRASS CAP, 1919, NORTHWEST CORNER OF SECTION 11, T4N, R5E  
MODIFIED TO GROUND AT (GRID) N: 986811.390, E: 728739.412, USING A SCALE FACTOR OF 1.0002275609.  
HORIZONTAL ADJUSTMENT: NONE  
HORIZONTAL ROTATION: NONE
- 3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/ACSM SURVEY REQUIREMENTS ADOPTED FOR USE IN 2005 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4) AREA IS 1,710,017 SQUARE FEET OR 39.2566 ACRES, MORE OR LESS.
- 5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:  
(R) ABOVE NAMED TITLE COMMITMENT - PARCEL MAP THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, BOOK 191, PAGE 26, M.C.R.  
(R1) RECORD OF SURVEY PLSS SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, BOOK 700, PAGE 12, M.C.R.  
(R2) ALTA SURVEY OF A PORTION OF PARCEL 9 OF GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE BOOK 844, PAGE 42, M.C.R.  
(R3) POPO AND KANGA LAND DIVISION, BOOK 900, PAGE 43, M.C.R.
- 6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1260 F DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE D. ZONE D IS DESCRIBED AS: "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE."
- 7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- 8) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON DECEMBER, 2007.
- 9) THIS SITE CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN.
- 10) THE EASEMENTS SHOWN ON PARCEL MAP THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED IN BOOK 191, PAGE 26, M.C.R. AND NOTED IN SCHEDULE "B" ITEM NO. 1, AND THE OFFER OF DEDICATION TO THE PUBLIC USE AS A ROADWAY AND RIGHT OF WAY FOR UTILITIES PER DOCKET 12076, PAGE 648 WERE REJECTED BY MARICOPA COUNTY RESOLUTION RECORDED IN DOCKET 12504, PAGE 1181, M.C.R., SAID EASEMENTS ARE SHOWN HEREON PER CLIENT REQUEST.

## CERTIFICATION

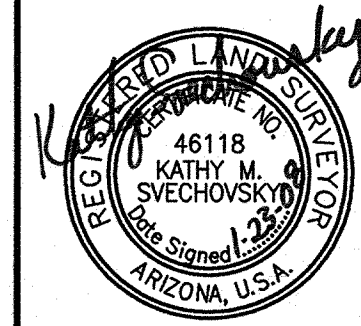
TO: HHL PROPERTIES LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP  
CITY OF SCOTTSDALE  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

## ALTA/ACSM LAND TITLE SURVEY

128th STREET AND RANCH GATE ROAD

PARCEL 16 OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, BOOK 191, PAGE 26, M.C.R.  
LYING WITHIN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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COMPLETED SURVEY FIELD  
WORK ON 11-28-07  
CHECKED BY

CAD TECHNICIAN KK

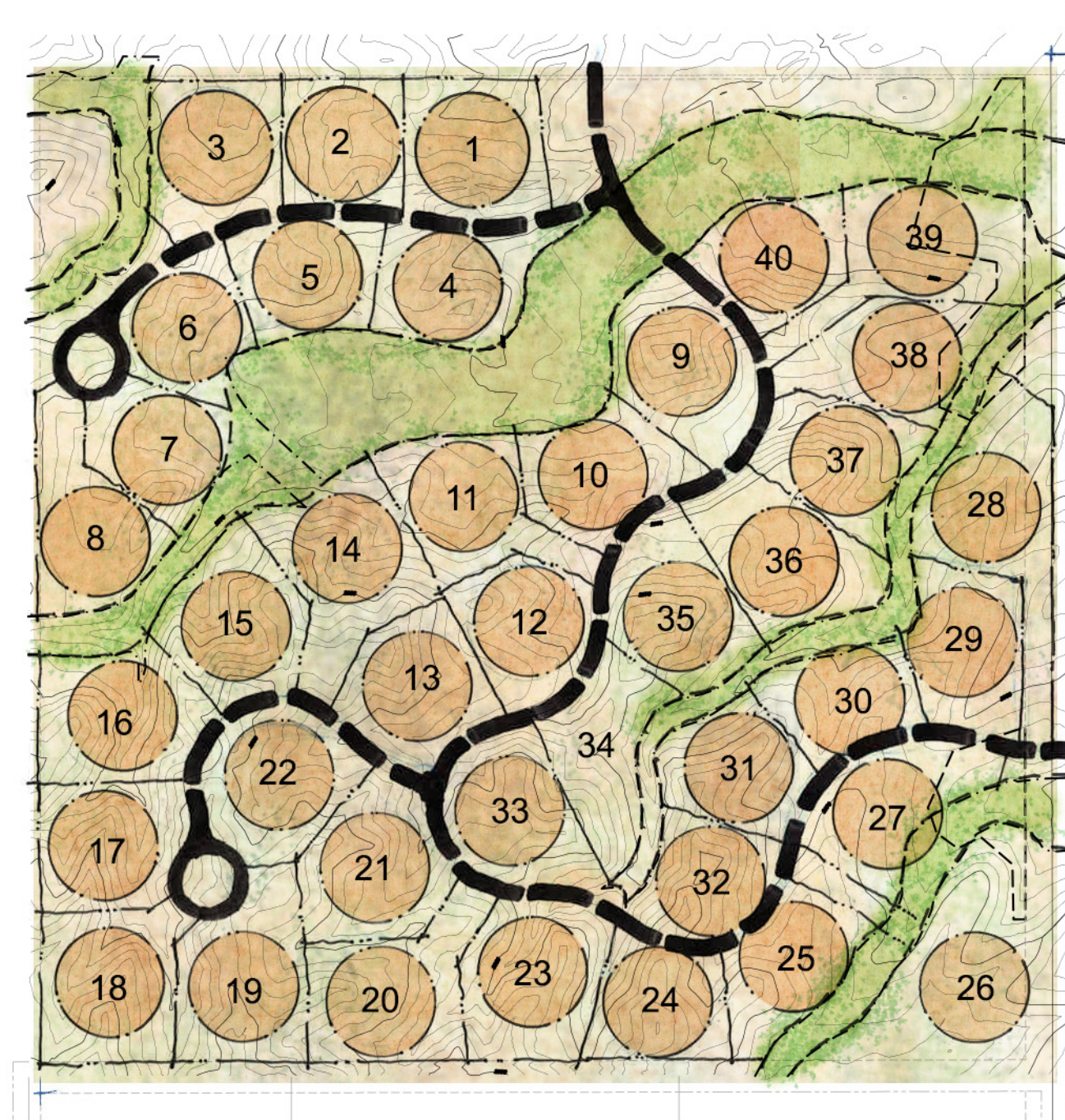
SCALE 1"=100'

DATE 01-23-08

JOB NUMBER 073142

SHEET 1 OF 1





40 Lots

# CONCEPTUAL SITE PLAN "B"

February 14, 2018

1" = 200' 